

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 13 SEPTEMBER 2018**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Butler (Chairman), J Stockwood (Vice-Chairman), B Buschman, N Clarke, M Edwards, R Hetherington (substitute for M Males), S Hull (substitute for S Mallender), R Jones, F Purdue-Horan (substitute for J Greenwood), Mrs J Smith and J Thurman

ALSO IN ATTENDANCE:

4 members of the public.

OFFICERS IN ATTENDANCE:

T Coop	Constitutional Services Officer
M Hilton	Area Planning Officer
I Norman	Legal Services Manager
A Pegram	Service Manager - Communities

APOLOGIES:

Councillors J Greenwood and Mrs M Males

13 Declarations of Interest

18/01376/FUL – 1 Fairfield Street, Bingham, Nottinghamshire – Councillor Hull declared a non-pecuniary interest.

14 Minutes of the Meeting held on 16 August 2018

The Minutes of the meeting held on 16 August 2018 were approved as a correct record and signed by the Chairman.

15 Planning Applications

The Committee considered the written report of the Executive Manager - Communities relating to the following applications, which had been circulated previously.

18/01376/FUL – Two storey rear extension and internal alterations to provide additional office B1(a) accommodation with alternative A2/B1 (a) use of all units – 1 Fairfield Street, Bingham, Nottinghamshire.

Updates

There were no updates reported.

After declaring a non-pecuniary interest Councillor Sue Hull left the room and did not take part in the subsequent discussion and vote.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Plans and Elevations - 17-43-P03 - Rev.E
Block Plan - 17-43-P02 - Rev.A

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The development hereby permitted shall not progress beyond foundation level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. Prior to the installation of any externally mounted plant or equipment (e.g. air conditioning, extraction, heating units, etc.) or any internally mounted equipment which vents externally, the noise levels along with details of the intended positioning of the features in relation to the development, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details. If this information is inconclusive or not complete then the applicant will be required to undertake a full noise assessment in accordance with BS 4142:2014: Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the plant/equipment is capable of operating without causing a noise impact on neighbouring properties.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe

Borough Non Statutory Replacement Local Plan].

5. The premises shall only be used for the use hereby permitted between the hours of:

08.30 - 17.30 Monday to Friday;

09.00 to 12.00 Saturdays;

No working on Sundays or Bank Holidays.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

NOTES TO APPLICANT

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

The owner of the neighbouring property claims that there is a legal right of access to your ground in order to maintain that property. You may wish to seek legal advice as to whether that is the case. This grant of planning permission does not override or supersede any such right.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

The alterations to the advertisements as indicated on the proposed plans have not been subject to consideration under this planning application. Such alterations may require separate advertisement consent.

Councillor Sue Hull rejoined the meeting at this point.

18/01035/FUL – Conversion of bungalow to four bedroom house including replacement of roof, increasing eaves and ridge height with dormer windows to front and rear; rear extension and replacement detached garage (resubmission) – 5 Roulstone Crescent, East Leake, Nottinghamshire.

Updates

There were no updates reported.

As ward members for East Leake, Councillor John Thurman and Councillor

Ron Hetherington withdrew from the committee for the consideration of this item.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the plans ref. 17003-05C and 17003-09A received on 3rd July 2018 and 17003-06B, 17003-07B, 17003-08 and 17003-01 all received on 3rd May 2018.

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. The external materials and finishes shall be as specified within the submitted application and as shown on the approved drawings to match the existing external elevations.

[For the avoidance of doubt and to ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. The first floor dormer window in the west elevation to serve the bathroom of the proposed development shall be permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the window shall be retained to this specification.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows, doors or openings of any kind shall be formed in the west elevation(s) at upper floor levels of the approved development without the prior written approval of the Borough Council.

[To safeguard the reasonable residential amenities of adjoining properties and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

Councillor John Thurman and Councillor Ron Hetherington rejoined the

committee at this point.

18/01458/VAR – Vary condition 2 of planning permission 17/02133/FUL to increase number of caravans from 2 to 3 – 22 Landcroft Lane, Sutton Bonington, Nottinghamshire.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr P Wall (objector) and Councillor Andrew Brown (Ward Councillor) addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. No more than three caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan or mobile home) shall be stationed at any time within the curtilage of 22 Landcroft Lane, comprising of the areas edged red and blue on the Ordnance Survey location Map submitted with the application.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

2. The extent of the site permitted shall be maintained in accordance with the Site Layout Plan received on 12 June 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

3. The extended site area shall only be used for purposes ancillary to the existing traveller site at 22 Landcroft Lane.

[To protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The occupation of the site hereby permitted shall be carried on only by Mr Felix Connors and his resident dependents.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

Plan].

5. Within three months of the date of this decision, a detailed landscaping scheme for the rear boundary of the site shall be submitted for the approval of the Borough Council. The approved scheme shall be carried out in the first tree planting season following the approval of the landscaping scheme by the Borough Council. Any trees or plants which within a period of 5 years from the date of the decision die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of the visual amenities of the surrounding area and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

6. No commercial activities shall take place on the land, including the storage of materials.

[To protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

Councillor John Thurman and Councillor Ron Hetherington rejoined the committee at this point.

18/01419/FUL – Single storey side and rear extensions – 31 Asher Lane, Ruddington, Nottinghamshire.

Updates

There were no updates reported.

In accordance with the the Council's Public Speaking Protocol for Planning Committee, Councillor John Lungley (Ward Councillor), addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Drawing 1- Floor and Roof Plans, and Drawing 2- Elevations, received on 19 June 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design &

Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

The meeting closed at 8.30 pm.

CHAIRMAN